



1776 K STREET NW  
WASHINGTON, DC 20006  
PHONE 202.719.7000

www.wileyrein.com

June 7, 2018

Michael E. Toner  
202.719.7545  
mtoner@wileyrein.com

**VIA E-MAIL**

Dawn M. Odrowski, Esq.  
Office of General Counsel  
Federal Election Commission  
1050 First Street NE  
Washington, DC 20463

Re: MUR 6824 – Wayne B. Brown and WayneWorks, LLC

Dear Ms. Odrowski:

We represent Wayne B. Brown and WayneWorks, LLC (“WayneWorks”) in the above-captioned matter. We have reviewed your April 20, 2018 letter in which you notified Mr. Brown that the Federal Election Commission (“FEC” or the “Commission”) “ascertained information in the normal course of carrying out its supervisory responsibilities” indicating that Mr. Brown and/or WayneWorks may have violated the Federal Election Campaign Act of 1971, as amended (“FECA” or the “Act”), and Commission regulations by making excessive or prohibited contributions to Eugene Yu for Congress (the “Yu Campaign”) during the 2014 election cycle.

We appreciate the opportunity to provide the Commission with a response on behalf of Mr. Brown and WayneWorks because the allegations contained in the April 20, 2018 letter appear to be based on incomplete information and/or incorrect assumptions. As is detailed below, Mr. Brown paid the usual and normal charge to purchase property from Eugene and Jonie Yu. Moreover, purchasing an asset from a candidate and his wife at the usual and normal charge is not a contribution as a matter of law under FECA and Commission regulations—regardless of the candidate’s intent for selling the asset or how the candidate subsequently uses the proceeds from the sale. Accordingly, there is no reason to believe that Mr. Brown and/or WayneWorks made excessive or prohibited contributions to the Yu Campaign.

1000447736

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 2

### FACTS

Mr. Brown resides in Augusta, Georgia, and is the owner and sole member of WayneWorks.<sup>1</sup> WayneWorks, which is not taxed as a corporation, manages and operates Mr. Brown's residential and commercial real estate business ventures.<sup>2</sup> An experienced real estate investor, Mr. Brown has purchased dozens of commercial properties over the years, including roughly 60 properties on which he formerly owned and operated Taco Bell stores.<sup>3</sup> He has often speculatively bought commercial real estate in locations he thought might significantly increase in value over time.<sup>4</sup>

Mr. Brown's hometown of Augusta is also famously the home of Augusta National Golf Club ("Augusta National"), the "world's most exclusive golf club" and site of the annual Masters Golf Tournament.<sup>5</sup> Although best known for its exclusivity, in recent years Augusta National has also become known for steadily buying up real estate in its immediate vicinity at above-market prices.<sup>6</sup> In a 2014 analysis of real estate sales records, *Golf Digest* determined that between 1999 and 2014 Augusta National spent \$55 million to acquire roughly 100 acres in the surrounding area.<sup>7</sup> As the *Golf Digest* analysis demonstrates, Augusta National paid an average of \$550,000 per acre for its property acquisitions between 1999 and 2014. A few examples of Augusta National's above-market purchases in late 2012 and early 2013 include:

<sup>1</sup> See Declaration of Wayne B. Brown ¶¶ 2-3 ("Brown Decl.") (Exhibit A).

<sup>2</sup> Brown Decl. ¶ 3. Given that Mr. Brown is the owner and sole member of WayneWorks, we refer to WayneWorks and Mr. Brown interchangeably throughout this response.

<sup>3</sup> *Id.*

<sup>4</sup> *Id.*

<sup>5</sup> Michael Bateau and Janet Paskin, *118 Rich and Powerful People Who Are Members of Augusta National*, Bloomberg, April 10, 2015, <https://www.bloomberg.com/graphics/2015-augusta-national-golf-club-members>.

<sup>6</sup> Brown Decl. ¶ 5.

<sup>7</sup> Sarah Max, *Land Grab*, *Golf Digest*, March 27, 2014, <https://www.golfdigest.com/story/augusta-real-estate>; see also Bateau & Paskin, *supra* note 5 ("And in recent years, the club has acquired an estimated \$55 million in real estate surrounding its courses, clubhouse and cabins, creating a bigger buffer zone to insulate its members, and to better control the Masters experience.").

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 3

- In December 2012, Augusta National purchased 331 Heath Drive, a 2.14-acre residential property with a current assessed value of \$1,031,573, for \$1,800,000.<sup>8</sup>
- In December 2012, Augusta National purchased 1117 Stanley Drive, a 1.08-acre residential property with a current assessed value of \$519,063, for \$1,200,000.<sup>9</sup>
- In May 2013, Augusta National purchased 403 Berckmans Road, a 2.03-acre residential property with a current assessed value of \$978,356, for \$3,563,000.<sup>10</sup>
- In June 2013, Augusta National bought 330 Heath Drive, a 0.71-acre residential property with a current assessed value of \$341,754, for \$1,330,000.<sup>11</sup>

When Eugene Yu approached Mr. Brown in the summer of 2013 about purchasing an interest in a commercial property he and his wife, Jonie Yu, owned at 1082 Bertram Road (the "Property"), Mr. Brown was intrigued by the prospect of owning an interest in an investment property near the expanding Augusta National golf club.<sup>12</sup> The Property, which is located less than one mile from what was Augusta National's property line in 2013, comprises 2.76 acres of commercial land and contains a 10,000-square foot vacant building.<sup>13</sup> The Yus proposed a purchase

<sup>8</sup> Richmond County, Property Summary for 331 Heath Drive (Exhibit B).

<sup>9</sup> Richmond County, Property Summary for 1117 Stanley Drive (Exhibit C). The seller, Mr. Herman Thacker, also owns 1112 Stanley Drive, which is known as "the house that Augusta National's millions cannot buy" because of his continued refusal to sell to the golf club. See Cork Gaines, *A Family Keeps Turning Down Millions for Its House Next to the Masters Golf Course*, Business Insider, Apr. 7, 2018, <http://www.businessinsider.com/masters-augusta-national-neighbors-property-2017-4>.

<sup>10</sup> Richmond County, Property Summary for 403 Berckmans Road (Exhibit D).

<sup>11</sup> Richmond County, Property Summary for 330 Heath Drive (Exhibit E).

<sup>12</sup> Brown Decl. ¶¶ 4-5.

<sup>13</sup> Brown Decl. ¶ 4; see also Richmond County, Property Summary for 1082 Bertram Road (Exhibit F).

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 4

price of \$650,000 for a 50% interest.<sup>14</sup> Based on his years of commercial real estate experience—and in light of the Property's proximity to Augusta National, recent above-market sales in the immediate area, and the possibility of considerable future profit if Augusta National's buying spree continued—Mr. Brown believed the Yus' offer was a reasonable fair market value price and did not request an independent appraisal.<sup>15</sup>

Mr. Brown and Mrs. Yu entered into a "Contract of Partial Sale" on July 1, 2013 (the "Contract") that gave Mr. Brown the option over the next year of purchasing up to a 50% ownership interest in the Property for \$650,000.<sup>16</sup> Not wanting to tie up \$650,000 in cash at one time, Mr. Brown sought to structure the Contract as a one-year option.<sup>17</sup> Under the Contract, Mr. Brown made payments to the Yus as cash became available to him and, in exchange for the payments, he received a corresponding percentage of ownership in the Property.<sup>18</sup>

Notably, the Contract also contained a provision giving Mr. Brown the discretion to choose whether he wanted to record his interest in the Property.<sup>19</sup> The only improvements on the Property are a vacant building and parking lot.<sup>20</sup> Through his years of commercial real estate experience, Mr. Brown had learned that vacant buildings were extremely expensive—if not impossible—to insure.<sup>21</sup> Mr. Brown did not want to expose himself to the liability of a potentially uninsurable vacant building, and therefore the Contract was structured to give Mr. Brown the option,

<sup>14</sup> Brown Decl. ¶ 6.

<sup>15</sup> *Id.* ¶¶ 5-6.

<sup>16</sup> *Id.* ¶ 7; Contract of Partial Sale Dated July 1, 2013, at 1 (the "Contract"). Although the Contract is between WayneWorks and Mrs. Yu, the Yus represented to Mr. Brown that they jointly owned the Property. Brown. Decl. ¶ 7. County property records indicate that Mrs. Yu originally owned the Property and conveyed an interest to Mr. Yu on May 12, 2004. See Richmond County, Property Summary for 1082 Bertram Road (Exhibit F). County property tax bills were sent to either Mr. or Mrs. Yu throughout the years; the current property tax bill at the time of the Contract was sent to Mr. Yu. See 2012 Richmond County Property Tax Statement for 1082 Bertram Road (Exhibit G).

<sup>17</sup> Brown Decl. ¶ 8.

<sup>18</sup> *Id.* ¶¶ 8, 10; Contract at 1.

<sup>19</sup> Brown. Decl. ¶ 9; Contract at 1.

<sup>20</sup> Brown. Decl. ¶ 9.

<sup>21</sup> *Id.*

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 5

but not require him, to record his ownership interest in the Property.<sup>22</sup> Mr. Brown elected not to record his ownership interest and remains a passive investor.<sup>23</sup>

Although Mr. Brown was aware at the time he entered into the Contract that Mr. Yu was considering running for the U.S. Senate, from Mr. Brown's perspective, Mr. Yu's potential candidacy was irrelevant to the transaction.<sup>24</sup> Mr. Brown viewed the transaction as a speculative real estate investment with a potentially high return should Augusta National's buying spree continue.<sup>25</sup> Moreover, Mr. Brown made payments under the Contract as cash became available to him.<sup>26</sup> The timing and amounts of Mr. Brown's payments under the Contract were determined by Mr. Brown's business dealings and cash flow, and had nothing to do with Mr. Yu's candidacy.<sup>27</sup>

Nearly five years have elapsed since Mr. Brown entered into the Contract, and his prediction about the local real estate market has proven correct. Augusta National is continuing to expand its footprint, paying significantly more than assessed values to acquire properties in close proximity to the golf club.<sup>28</sup> For example, in October 2016, Augusta National paid \$5.35 million for the site of a music store less than a mile from the Property—more than eight times the property's assessed value.<sup>29</sup> The next month, Augusta National purchased the site of a Pep Boys located even closer

---

<sup>22</sup> *Id.*

<sup>23</sup> *Id.*

<sup>24</sup> *Id.* ¶ 10.

<sup>25</sup> *Id.*

<sup>26</sup> *Id.*

<sup>27</sup> *Id.*

<sup>28</sup> Jolee Edmondson, *A Golf Institution Sets Its Sights On the Neighbors*, Citylab, April 4, 2018, <https://www.citylab.com/equity/2018/04/a-golf-institution-sets-its-sights-on-the-neighbors/556715>.

<sup>29</sup> Alex Myers, *You won't believe how much Augusta National paid a local music store to move*, Golf Digest, Nov. 14, 2016, <https://www.golfdigest.com/story/you-wont-believe-how-much-augusta-national-paid-a-local-music-store-to-move>; see also Richmond County, Property Summary for 2702 Washington Road (Exhibit H).

1804444401

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 6

to the Property for \$6.9 million.<sup>30</sup> Augusta National's buying spree has also driven up commercial real estate prices in the immediate area as fewer properties are available near the high-traffic Washington Road corridor. For example, a real estate investor purchased a 1.49-acre commercial property at the corner of Bertram Road and Washington Road—approximately a thousand feet away from the Property—for \$2,051,171 in May 2016.<sup>31</sup> The assessed value at the time was only \$602,750. Mr. Brown continues to hold a partial ownership interest in the Property and, like all speculative real estate investments, hopes to earn a handsome return on his investment with the passage of time.

#### THE LAW

A "contribution" includes "any gift, subscription, loan, advance, or deposit of money or anything of value made by any person for the purpose of influencing any election for Federal office."<sup>32</sup>

"[T]he provision of any goods or services without charge or at a charge that is less than the usual and normal charge for such goods or services is a contribution."<sup>33</sup>

"[U]sual and normal charge for goods means the price of those goods in the market from which they ordinarily would have been purchased at the time of the contribution."<sup>34</sup>

"[C]andidates for Federal office may make unlimited expenditures from personal funds . . . ."<sup>35</sup> A candidate's "personal funds" include "proceeds from the sale or liquidation of [the candidate's] investments."<sup>36</sup>

<sup>30</sup> Mike Miller, *Washington Road Pep Boys sold to AGNC*, WJBF Augusta, Jan. 18, 2017, <http://www.wjbf.com/news/washington-road-pep-boys-sold-to-angc/896390361>; see also Richmond County, Property Summary for 2728 and 2732 Washington Road (Exhibit I).

<sup>31</sup> Richmond County, Property Summary for 2835 Washington Road (Exhibit J).

<sup>32</sup> 52 U.S.C. § 30101(8)(A)(i).

<sup>33</sup> 11 C.F.R. § 100.52(d)(1).

<sup>34</sup> *Id.* § 100.52(d)(2).

<sup>35</sup> *Id.* § 110.10.

<sup>36</sup> *Id.* § 100.33(b)(2).

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 7

The Commission has recognized that a candidate may “dispos[e] of property to raise campaign funds.”<sup>37</sup> However, “[a] contribution in the form of a gift of money would occur where (1) a candidate sells property for the purpose of using the proceeds to pay campaign expenses or debts and (2) the sale is for a price greater than the property’s normal and usual market price.”<sup>38</sup> On the other hand, “[n]o contribution in the form of a gift of money or of anything of value would occur . . . where a candidate sells property that he or she owned prior to becoming a candidate at the property’s normal and usual market price regardless of whether or not the purchaser is a family member or prohibited from making a campaign contribution.”<sup>39</sup>

### DISCUSSION

#### **I. Mr. Brown entered into a bona fide sales contract with the Yus to purchase a partial ownership interest in the Property.**

The Commission’s April 20, 2018 letter alleges that “the understanding between [Mr. Brown] and Mr. Yu was that [Mr. Yu] would repay [Mr. Brown] for payments made under the Contract plus interest when the Bertram Road property sold,” citing “certain facts suggest[ing] that payments made under the [C]ontract were contributions in the nature of a loan rather than payments made under a bona fide sales contract.”<sup>40</sup> This allegation, however, is belied by the plain language of the Contract and Mr. Brown’s sworn declaration.

*First*, Mr. Brown does, in fact, hold a partial ownership interest in the Property.<sup>41</sup> The Commission questions why “there is no public record evidencing [Mr. Brown’s] ownership interest in the [P]roperty,” but there is a simple explanation. As noted above, the only improvements on the Property are a vacant building and parking lot. Mr. Brown has the legal right under the Contract to record his ownership interest in the Property, but has chosen not to do so because he did not

<sup>37</sup> Advisory Op. 1984-60 (Mulloy), at 2 (Jan. 11, 1985).

<sup>38</sup> *Id.*

<sup>39</sup> *Id.*

<sup>40</sup> Letter from D. Odrowski to W. Brown (Apr. 20, 2018).

<sup>41</sup> Brown Decl. ¶¶ 8-10; Contract at 1-2.

1904447742



Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 9

19044447744

Finally, Mr. Brown's motivation for purchasing an interest in the Property further underscores that the Contract is a bona fide sale contract and not a loan. Mr. Brown, who has made speculative real estate investments throughout his career, purchased an interest in the Property because he saw it as a potential opportunity to make a handsome profit.<sup>46</sup> Mr. Brown correctly predicted that Augusta National's buying-spree would continue to drive up real estate prices in the immediate area, and he hoped to make a sizeable return on his investment.<sup>47</sup>

Put simply, the Contract was not a loan. Rather, Mr. Brown entered into a bona fide sales contract to purchase a partial ownership interest in the Property, which he continues to hold today.

**II. Mr. Brown paid the usual and normal charge for his partial ownership interest in the Property.**

The Commission's April 20, 2018 letter further alleges that Mr. Brown paid more than the usual and normal charge for his partial ownership interest in the Property, basing this allegation on "information that no appraisal was conducted prior to execution of the Contract," the 2013 property tax assessment value of the Property of \$1,043,175, and the fact that the Property was recently on the market for \$890,000.<sup>48</sup> Although this type of information can be relevant to analyzing whether the usual and charge was paid, it is not dispositive—particularly in real estate transactions.

Commission regulations define the "usual and normal charge" for goods as "the price of those goods in the market from which they ordinarily would have been purchased at the time of [transaction]."<sup>49</sup> In the context of real estate, the Commission has explained that the "usual and normal price" of real property "refer[s] to the usual and normal price such parcel would bring in the market at the time you may sell the parcel."<sup>50</sup> This definition is synonymous with the "fair

---

<sup>46</sup> *Id.* ¶ 5.

<sup>47</sup> *See supra* notes 28-31.

<sup>48</sup> *See* Letter from D. Odrowski to W. Brown (Apr. 20, 2018).

<sup>49</sup> 11 C.F.R. § 100.52(d)(2).

<sup>50</sup> Advisory Opinion 1984-60 (Mulloy), at 2 (Jan. 11, 1985).

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 10

market value” of real property, which the Commission has also noted “is commonly defined for valuation purposes as ‘the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell, and both having knowledge of the relevant facts.’”<sup>51</sup> Here, several factors support Mr. Brown’s belief that \$650,000 was a reasonable, fair market value price for a 50% ownership interest in the Property.

*First*, Richmond County assessed the fair market value of the Property in 2012 as \$1,043,175.<sup>52</sup> As many real estate purchasers have learned over the years, it is not uncommon for a property’s tax assessment value to fall below the property’s true fair market value (*i.e.*, the amount the property would sell for at that time). Contrary to the assertions in the Commission’s April 20, 2018 letter, the Property’s 2012 tax assessment value supports Mr. Brown’s belief that \$650,000 was a reasonable fair market value price for a 50% ownership interest in the Property.

*Second*, commercial property sales in the immediate area in early 2013 further support Mr. Brown’s belief that \$1,300,000 was a reasonable fair market valuation of the Property. For example, 2901 and 2903 Washington Road sold for \$1,264,197 on April 8, 2013.<sup>53</sup> These two nearby commercial properties total 0.92 acre, are further away from Augusta National than the Property, and have a current assessed value of \$1,022,902 combined. In addition, 3037 Washington Road sold as a foreclosure for \$1,400,001 on June 4, 2013.<sup>54</sup> This 1.96-acre commercial property is considerably further away from Augusta National than the Property. In light of the Property’s more favorable location and larger size (2.67 acres), a fair market value of \$1,300,000 on July 1, 2013 is certainly reasonable.

*Finally*, as Mr. Brown explained in his sworn declaration, he viewed the Property as a speculative real estate investment with a potentially high return and his

<sup>51</sup> *Id.* (quoting Black’s Law Dictionary 537 (5th ed. 1979)).

<sup>52</sup> 2012 Richmond County Property Tax Statement for 1082 Bertram Road (dated July 3, 2012) (Exhibit G). The Commission’s April 20, 2018 letter references the 2013 property tax assessment value, but this was not available until after the Contract was executed. See 2013 Richmond County Property Tax Statement for 1082 Bertram Road (dated July 10, 2013) (Exhibit K).

<sup>53</sup> Richmond County, Property Summary for 2901 and 2903 Washington Road (Exhibit L).

<sup>54</sup> Richmond County, Property Summary for 3037 Washington Road (Exhibit M).

100244477455

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 11

investment in the Property had nothing to do with Mr. Yu's candidacy.<sup>55</sup> As an experienced real estate investor who was familiar with the local real estate market, Mr. Brown would not have entered into the Contract if he thought the price was unreasonable—this would have undercut his expected long-term return on the investment.

As the Commission has long recognized, the usual and normal charge or fair market value of real estate is "the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell, and both having knowledge of the relevant facts."<sup>56</sup> Here, Mr. Brown had extensive knowledge of the local real estate market, was not under compulsion to buy the Property as it was a speculative investment, and was willing to pay \$650,000 for 50% of the Property because he thought it was a reasonable price. In light of the foregoing, \$650,000 was a fair market value price for a 50% ownership interest in the Property.

**III. How Mr. and Mrs. Yu used the proceeds from the sale of their jointly owned property is irrelevant with respect to Mr. Brown.**

The Commission's April 20, 2018 letter also notes it has received information that Mr. and Mrs. Yu used \$550,000 of Mr. Brown's payments under the Contract to finance Mr. Yu's 2014 campaign.<sup>57</sup> The Yus represented to Mr. Brown that they jointly owned the Property, and Richmond County's property records appear to corroborate their representation.<sup>58</sup> When Mr. Brown made payments under the Contract—which, as explained above, were made to purchase a partial ownership interest in the Property at the usual and normal charge—his payments became the joint property of Mr. and Mrs. Yu. If Mr. Yu used more than his share of joint assets to finance his campaign, this would result in an excessive contribution from Mrs. Yu to Mr. Yu—not from Mr. Brown to Mr. Yu.<sup>59</sup>

<sup>55</sup> Brown Decl. ¶ 10.

<sup>56</sup> Advisory Opinion 1984-60 (Mulloy), at 2 (Jan. 11, 1985).

<sup>57</sup> See Letter from D. Odrowski to W. Brown (Apr. 20, 2018).

<sup>58</sup> Brown Decl. ¶ 7; see also *supra* note 16.

<sup>59</sup> See, e.g., MUR 6147 (Huffman for Senate).

Dawn M. Odrowski, Esq.  
June 7, 2018  
Page 12

**IV. The Commission should exercise its prosecutorial discretion and dismiss Mr. Brown and WayneWorks from this matter.**

Finally, the Commission should exercise its prosecutorial discretion to dismiss Mr. Brown and WayneWorks from this matter in light of the impending expiration of the statute of limitations. The complaint in this matter concerns activity that occurred five years ago and further investigation would likely involve the Commission conducting a de novo review of the fair market value of the Property, an exercise the Commission has historically declined to pursue.<sup>60</sup> Given these circumstances, dismissing this case would be consistent with other Commission decisions declining to pursue claims near expiration of the statute of limitations.<sup>61</sup>

**CONCLUSION**

For all the reasons set forth above, the Commission should find no reason to believe that Mr. Brown and WayneWorks made excessive or prohibited contributions to the Yu Campaign and should promptly dismiss them from this matter.

Respectfully Submitted,

*Michael E. Toner / ALB*

Michael E. Toner  
A. Louisa Brooks

<sup>60</sup> See, e.g., MUR 6863 (Alison for Kentucky), Statement of Reasons of Vice Chair Caroline C. Hunter and Commissioners Lee E. Goodman and Matthew S. Petersen, at 3 (Feb. 15, 2017) (“Indeed, the Commission has generally not conducted de novo reviews of the prices for goods or services agreed upon by vendors and committees.”).

<sup>61</sup> See, e.g., MUR 5097R, General Counsel’s Report (Agenda Document No. X02-27) (Apr. 3, 2002) (advocating for dismissal so that the Commission can “[f]ocus[] investigative efforts on more recent and more significant activity . . . [which] has a more positive effect on the electoral process and the regulated community”); Pre-MUR 395, Statement of Reasons of Commissioners Mason, Smith, and Wold at 2 (Feb. 27, 2002) (dismissing, in part, because “any investigation would have had to be conducted in a hasty and less than thorough fashion in order to beat the statute of limitations”).

## **EXHIBIT INDEX**

Declaration of Wayne B. Brown.....	Exhibit A
Richmond County, Property Summary for 331 Heath Drive .....	Exhibit B
Richmond County, Property Summary for 1117 Stanley Drive .....	Exhibit C
Richmond County, Property Summary for 403 Berckmans Road.....	Exhibit D
Richmond County, Property Summary for 330 Heath Drive .....	Exhibit E
Richmond County, Property Summary for 1082 Bertram Road.....	Exhibit F
2012 Richmond County Property Tax Statement for 1082 Bertram Road.....	Exhibit G
Richmond County, Property Summary for 2702 Washington Road .....	Exhibit H
Richmond County, Property Summary for 2728 and 2732 Washington Road.....	Exhibit I
Richmond County, Property Summary for 2835 Washington Road .....	Exhibit J
2013 Richmond County Property Tax Statement for 1082 Bertram Road.....	Exhibit K
Richmond County, Property Summary for 2901 and 2903 Washington Road.....	Exhibit L
Richmond County, Property Summary for 3037 Washington Road .....	Exhibit M

1004444001  
84777244001





the Property over a one-year period. Although the Contract was with Mrs. Yu, it was represented to me that Mr. and Mrs. Yu jointly owned the Property.

8. I wanted to structure the Contract as a one-year option because I did not want to tie-up \$650,000 in cash at one time. This allowed me to make payments under the Contract as cash became available to me.

9. I also wanted to structure the Contract to give me the option, but not require me, to record my ownership interest in the Property. The only improvements on the Property are a vacant building and parking lot. Through my commercial real estate dealings, I have learned that it is expensive and oftentimes impossible to obtain insurance for property with a vacant building. I had no interest in exposing myself to the liability of a potentially uninsurable vacant building. Therefore, the Contract gave me the discretion to choose whether I wanted to remain a passive investor or record my ownership interest. I have remained a passive investor.

10. When I entered into the Contract, I was aware that Mr. Yu was considering running for U.S. Senate. From my perspective, Mr. Yu's potential candidacy was irrelevant to the transaction. I entered into the Contract because I viewed it as a speculative real estate investment with a potentially high return should Augusta National's buying-spree continue. My payments under the Contract also had nothing to do with Mr. Yu's candidacy. I made these payments as cash became available to me; the timing and amounts of my payments were determined by my own business dealings and cash flow.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge, information, and belief.



Wayne B. Brown \_\_\_\_\_

June 5, 2018

Date \_\_\_\_\_

# Exhibit B

XXXXXXXXXXXX





No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

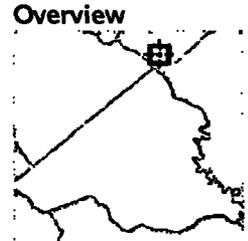
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

1904447754

1604477335



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	0190001000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	5/28/2015	0	A	U
	County		2604 WASHINGTON RD	12/20/2012	\$1800000	N	U
<b>Acres</b>	2.14		AUGUSTA GA 30904				
		<b>Physical Address</b>	331 HEATH DR				
		<b>Total Value</b>	\$1031573				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM  
 Developed by



# Exhibit C

CONFIDENTIAL



**Summary**

Parcel Number 0180073000  
 Account/Realkey 5512  
 Location Address 1117 STANLEY DR  
 Legal Description WESLYN (00000) 015-0  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 1.08  
 Neighborhood 460432 WESLYN (6) (460432)  
 Homestead Exemption No (50)  
 Landlot/District N/A  
 Water Public  
 Sewer Septic Tank  
 Electric Electricity  
 Gas Tank Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

BERCKMAN RESIDENTIAL PROPERTIES LLC  
 C/O BLANCHARD AND CALHOUN  
 2604 WASHINGTON RD  
 AUGUSTA, GA 30904

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	0430-R00-SF	Square Feet	46,974	0	0	1.08	1

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/28/2012	1375 1410	9 4	\$1,200,000	Change in Use	THACKER HERMAN L SR	BERCKMAN RESIDENTIAL PROPERTIES LLC
10/1/1982	155 2255		\$34,300	Fair Market Value		
9/1/1980	132 2584		\$34,497	Fair Market Value		
5/1/1975	47 80		\$29,500	Fair Market Value		
	155 2255		\$0	Non-Market		

**Valuation**

	2018	2017	2016
Previous Value	\$519,063	\$519,063	\$438,022
Land Value	\$519,063	\$519,063	\$519,063
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$519,063	\$519,063	\$519,063

**Assessment Notices**

5512

**Photos**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

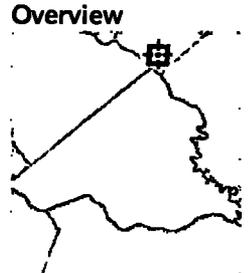
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

1  
9  
0  
4  
4  
4  
7  
7  
7  
5  
8

16044477569



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	0180073000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	12/28/2012	\$1200000	CI	U
	County		2604 WASHINGTON RD	10/1/1982	\$34300	FM	Q
<b>Acres</b>	1.08		AUGUSTA GA 30904				
		<b>Physical Address</b>	1117 STANLEY DR				
		<b>Total Value</b>	\$519063				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

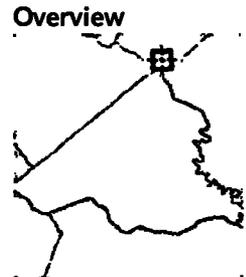
Developed by



# Exhibit D

160277442091





**Legend**  
 Parcels  
 Roads

1604447762

<b>Parcel ID</b>	0180087000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	5/14/2013	\$3563000	CI	U
	County		2604 WASHINGTON RD	1/2/2003	0	I	U
<b>Acres</b>	2.03		AUGUSTA GA 30904				
		<b>Physical Address</b>	403 BERCKMANS RD				
		<b>Total Value</b>	\$978356				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by







**Summary**

Parcel Number 0190035000  
 Account/Realkey 6140  
 Location Address 330 HEATH DR  
 Legal Description BERCKMAN ROAD GARDENS (00000) 019-0  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 0.71  
 Neighborhood 460426 BERCKMAN RD G (6) (460426)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Septic Tank  
 Electric Electricity  
 Gas Tank Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved

[View Map](#)

**Owner**

BERCKMAN RESIDENTIAL PROPERTIES LLC  
 C/O BLANCHARD AND CALHOUN  
 2604 WASHINGTON RD  
 AUGUSTA, GA 30904

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	0426 -R00 -5F	Square Feet	30,928	0	0	0.71	1

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/5/2013	1401 1143	9 123	\$1,330,000	Change in Use	HUNTER-BAKER KATHERINE	BERCKMAN RESIDENTIAL PROPERTIES LLC
6/4/2010	1263 852		\$0	Estate/Life Estate	PINGLEY ZENA B	HUNTER-BAKER KATHERINE
12/31/2003	914 1040	21H 206	\$0	Gift - Love and Affection	HUNTER-BAKER KATHERINE	PINGLEY ZENA B
10/3/1991	A1 1346		\$0	Non-Market	HUNTER-BAKER KATHERINE	PINGLEY ZENA B MRS
12/4/1990	348 1638		\$0	Non-Market	PINGLEY ZENA B /LIFE EST/	HUNTER-BAKER KATHERINE HUNTER BAKER KAT
	32-Z 285		\$0	Non-Market		

**Valuation**

	2018	2017	2016
Previous Value	\$341,754	\$341,754	\$341,754
Land Value	\$341,754	\$341,754	\$341,754
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$341,754	\$341,754	\$341,754

**Assessment Notices**

6140

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

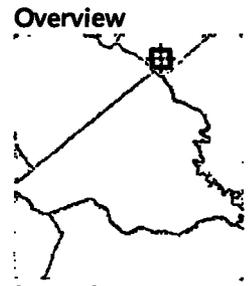
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

460426

1600447795



**Legend**  
 □ Parcels  
 Roads

<b>Parcel ID</b>	0190035000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	6/5/2013	\$1330000	CI	U
	County		2604 WASHINGTON RD	6/4/2010	0	L	U
<b>Acres</b>	0.71		AUGUSTA GA 30904				
		<b>Physical Address</b>	330 HEATH DR				
		<b>Total Value</b>	\$341754				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by

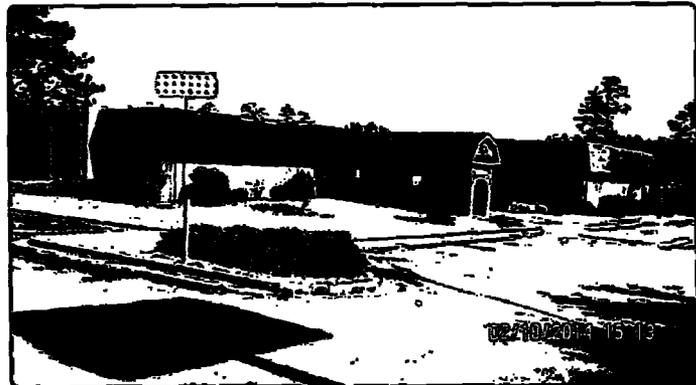




**qPublic.net™** Richmond County, GA

**Summary**

Parcel Number 0120056010  
 Account/Realkey 2073  
 Location Address 1082 BERTRAM RD  
 Legal Description 1082 BERTRAM RD  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 2.76  
 Neighborhood 47C010 WEST AUGUSTA (47C010)  
 Homestead No (50)  
 Exemption  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

YU JONIE H  
 PO BOX 2000  
 EVANS, GA 30809-2000

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010-CBR1-SF	Square Feet	38,575	0	0	0.89	0
COM	C010-CGB1-AC	Acres	80,150	0	0	1.87	0

**Commercial Improvement Information**

Description Lounge/Night Club  
 Value \$460,075  
 Actual Year Built 1984  
 Effective Year Built 1984  
 Square Feet 10000  
 Wall Height 12  
 Wall Frames Bearing Wall  
 Exterior Wall Stucco  
 Roof Cover Other  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish Asphalt  
 Ceiling Finish Acoustical Tile  
 Lighting Standard F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
ASPHALT 75001-ABOVE	1984	0x0 / 77500	1	\$41,850

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/12/2004	928 2209	175 467	\$0	Kin Folks/Related Parties	YU CHIN U	YU EUGENE CHIN
12/17/1997	580 652		\$675,000	DNU Non-Conventional_Retired 4.29.16	BYRD, J GORDON	YU, JONIE H
3/1/1988	284 377		\$550,000	Fair Market Value	.SMALL BUSINESS ADMI	BYRD, J GORDON
12/1/1983	175 469		\$30,000	Fair Market Value		
12/1/1983	175 466		\$25,000	Fair Market Value		

1604447719

**Valuation**

	2018	2017	2016
Previous Value	\$1,027,925	\$1,027,925	\$1,027,925
Land Value	\$526,000	\$526,000	\$526,000
+ Improvement Value	\$460,075	\$460,075	\$460,075
+ Accessory Value	\$41,850	\$41,850	\$41,850
= Current Value	\$1,027,925	\$1,027,925	\$1,027,925

**Assessment Notices**

2073

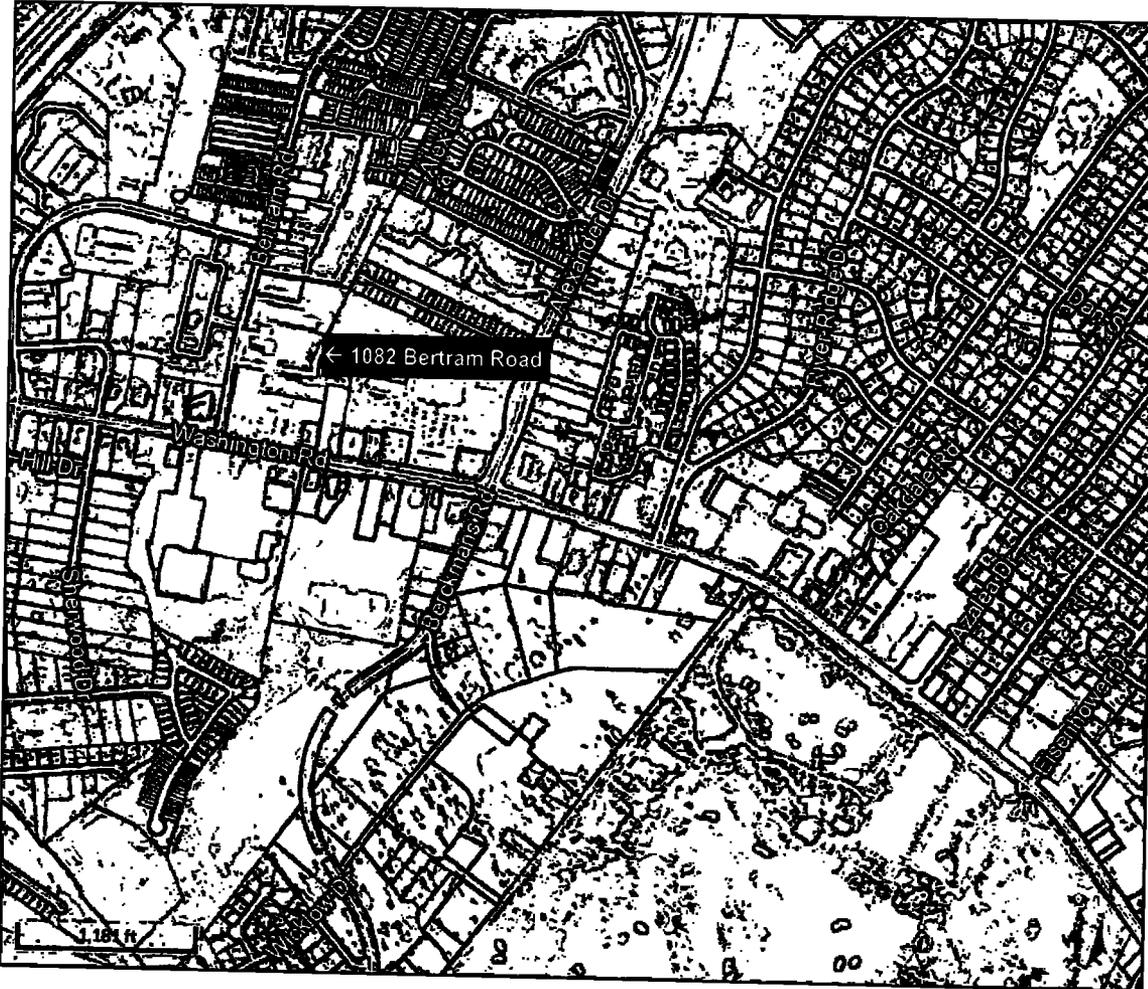
**Photos**



**Sketches**

168677444891





**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	0120056010	<b>Owner</b>	YU JONIE H	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		PO BOX 2000	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		EVANS GA 308092000	5/12/2004	0	I	U
	County	<b>Physical Address</b>	1082 BERTRAM RD	12/17/1997	\$675000	V	U
<b>Acres</b>	2.76	<b>Total Value</b>	\$1027925				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by





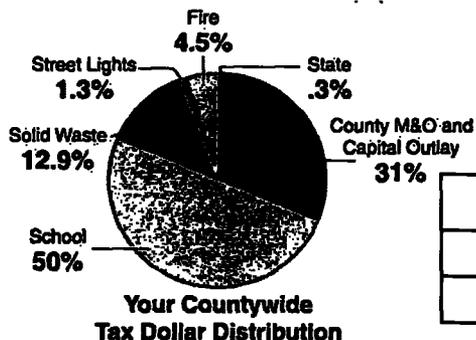


# 2012 Richmond County Property Tax Statement

**Steven B. Kendrick**  
 Richmond County Tax Commissioner  
 535 Telfair St. - Room 100 Augusta, Georgia 30901  
 Phone (706) 821-2391 Fax (706) 821-2419  
 Pay taxes online at [www.arctax.com](http://www.arctax.com)

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
YU EUGENE CHIN	012-0-056-01-0		1082 BERTRAM RD		680236	2		
	BUILDING VALUE	LAND VALUE	ACRES	FAIR MARKET VALUE	DUE DATE	BILLING DATE	DISCOUNT DATE	EXEMPTIONS
	501925	541250	2.76	1043175	11/15/2012	07/03/2012	10/04/2012	
DESCRIPTION			1082 BERTRAM RD					
	Fair Market Value	40% Assessed Value	Less Exemptions	Taxable Value	Millage Rate	Gross Tax	Less Credit	Net Tax
STATE TAX	1043175	417270	0	417270	0.2	83.45	0	83.45
COUNTY CAPITAL OUTLAY	1043175	417270	0	417270	0.785	327.56	0	327.56
COUNTY MAINT & OPERATION	1043175	417270	0	417270	14.093	5880.59	0	3373.63
COUNTY SALES TAX CREDIT	0	0	0	417270	-6.008	0	-2506.96	0
FIRE PROTECTION - COUNTY	1043175	417270	0	417270	2.152	897.97	0	897.97
SCHOOL MAINT & OPERATION	1043175	417270	0	417270	19.11	7974.03	0	7974.03
<b>TOTALS</b>					<b>30.332</b>	<b>15,163.60</b>	<b>-2,506.96</b>	<b>12,656.64</b>

\* This gradual reduction and elimination of the State Property Tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.



Scan This Qr Code With Your Smart Device To Pay Your Tax Online



	2012 Current	Discount Amount	Total 2012 Taxes	Delinquent Amount	Grand Total
Amount Due by/on 10/04/2012	0	0	0	0	0
Amount Due after 10/04/2012 but before 11/15/2012			0	0	0
<b>Current Amount Due</b>					<b>0</b>

# 2012 Richmond County Property Tax Statement

**Steven B. Kendrick**  
 Richmond County Tax Commissioner  
 535 Telfair St. - Room 100 Augusta, Georgia 30901  
 Phone (706) 821-2391 Fax (706) 821-2419

BILL #	MAP CODE	Amount Paid
680236	012-0-056-01-0	12656.64

YU EUGENE CHIN  
 PO BOX 2000  
 EVANS, GA 30809-2000

Make Check Payable to:  
**Richmond County Tax Commissioner**  
 and include bill number on check.

10014442001



**qPublic.net™ Richmond County, GA**

**Summary**

Parcel Number 0130026000  
 Account/Realkey 2895  
 Location Address 2702 WASHINGTON RD  
 Legal Description WASHINGTON GARDENS (00000) 007-0  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 0.67  
 Neighborhood 50C010 WASHINGTON RD (50C010)  
 Homestead Exemption No (50)  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



View Map

**Owner**

BERCKMAN RESIDENTIAL PROPERTIES LLC  
 C/O BLANCHARD AND CALHOUN  
 2604 WASHINGTON RD  
 AUGUSTA, GA 30904

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010 -CBRO -SF	Square Feet	29,150	151	206	0.67	0

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
SOLID WASTE	2018	0x0 / 0	23288	\$0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/11/2016	1552 327	12 161	\$5,350,000	Fair Market Value	FROHMAN VERA R 3/4	BERCKMAN RESIDENTIAL PROPERTIES LLC
5/6/2004	926 936		\$0	Estate/Life Estate	ROSEMAN JACOB	FROHMAN VERA R 3/4
6/8/2001	744 250		\$0	Additional Reference - No Transfer or PT	ROSEMAN JAKE	AUGUSTA GA
6/29/1990	338 832		\$340,000	DNU Non Fair Market Value_Retired 4.29.16	BANKERS FIRST FED S	ROSEMAN JAKE
	30H 424		\$0	Non-Market		

**Valuation**

	2018	2017	2016
Previous Value	\$408,100	\$637,900	\$637,900
Land Value	\$408,100	\$408,100	\$431,854
+ Improvement Value	\$0	\$0	\$197,631
+ Accessory Value	\$0	\$0	\$8,415
= Current Value	\$408,100	\$408,100	\$637,900

**Assessment Notices**

2895

**Photos**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

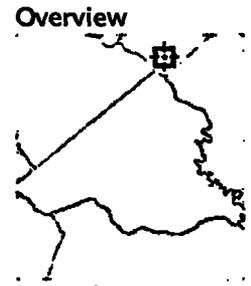
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

1  
6  
0  
4  
4  
4  
4  
7  
7  
7  
7  
5

160447776



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	0130026000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	10/11/2016	\$5350000	FM	Q
	County		2604 WASHINGTON RD	5/6/2004	0	L	U
<b>Acres</b>	0.67		AUGUSTA GA 30904				
		<b>Physical Address</b>	2702 WASHINGTON RD				
		<b>Total Value</b>	\$408100				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM  
 Developed by







**Summary**

Parcel Number 0130023000  
 Account/Realkey 2891  
 Location Address 2728 WASHINGTON RD  
 Legal Description TRACT A  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 1.27  
 Neighborhood 50C010 WASHINGTON RD (50C010)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

BERCKMAN RESIDENTIAL PROPERTIES LLC  
 C/O BLANCHARD AND CALHOUN  
 2604 WASHINGTON RD  
 AUGUSTA, GA 30904

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010-CBR0-SF	Square Feet	29,400	147	200	0.67	0
COM	C010-CGB1-AC	Acres	26,136	0	0	0.6	0

**Commercial Improvement Information**

Description Auto Service Center  
 Value \$856,758  
 Actual Year Built 1989  
 Effective Year Built 1989  
 Square Feet 20944  
 Wall Height 22  
 Wall Frames Bearing Wall  
 Exterior Wall Stucco  
 Roof Cover Galvanized Metal  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish Asphalt  
 Ceiling Finish Acoustical Tile  
 Lighting Standard F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
STORAGE/UTILITY/COMMERCIAL	1989	10x14 / 0	0	\$1,949
ASPHALT 20001-50000	1989	0x0 / 22232	1	\$16,247
LIGHTING-SEC SINGLE	1989	0x0 / 3	1	\$2,558
LIGHTING-SEC DBL	1989	0x0 / 1	1	\$1,328

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/3/2016	1555 1866	12 221	\$0	Quit Claim Deed	PEP BOYS THE -MANNY, MOE & JACK	BERCKMAN RESIDENTIAL PROPERTIES LLC
11/3/2016	1555 1862	304 294	\$6,850,000	Multi-Properties	PEP BOYS THE-MANNY MOE & JACK	BERCKMAN RESIDENTIAL PROPERTIES LLC
3/3/1989	305 2179		\$323,400	Non-Market	SMITH WILLIAM H	PEP BOYS THE-MANNY MOE & JACK .PEP BOYS
3/1/1989	305 2 179	1	\$323,400	Fair Market Value	SMITH, WILLIAM H	PEP, BOYS THE-MANNY

**Valuation**

	2018	2017	2016
Previous Value	\$1,335,440	\$1,333,940	\$1,333,940
Land Value	\$456,600	\$456,600	\$455,100
+ Improvement Value	\$856,758	\$856,758	\$856,758
+ Accessory Value	\$22,082	\$22,082	\$22,082
= Current Value	\$1,335,440	\$1,335,440	\$1,333,940

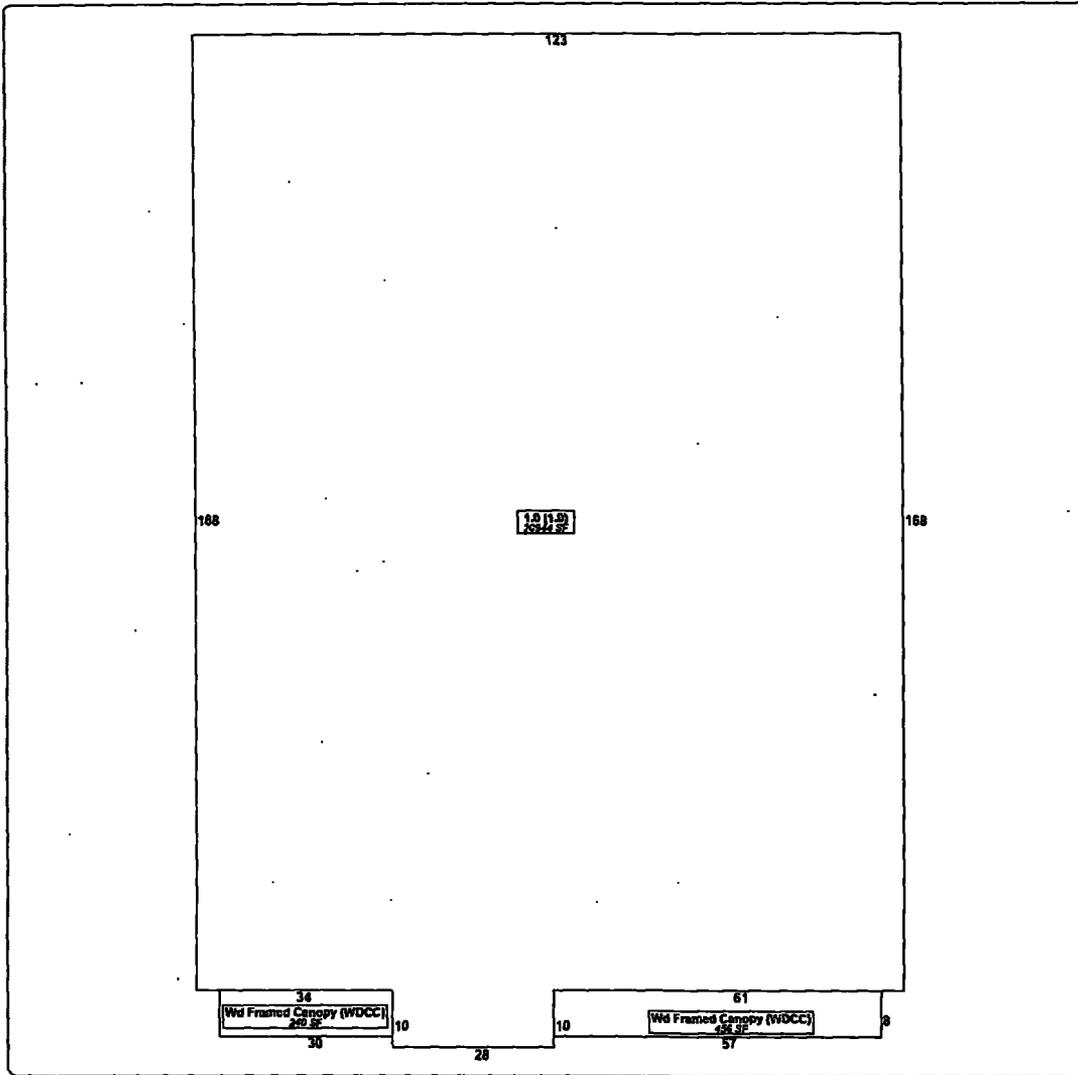
**Assessment Notices**

2891

**Photos**



**Sketches**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM



## Summary

**Parcel Number** 0130042000  
**Account/Realty** 2907  
**Location Address** 2732 WASHINGTON RD  
**Legal Description** WASHINGTON RD  
 (Note: Not to be used on legal documents)  
**Class** C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** County (District 02)  
**Millage Rate** 32.438  
**Acres** 0.51  
**Neighborhood** 50C010 WASHINGTON RD (50C010)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A  
**Water** Public  
**Sewer** Public Sewer  
**Electric** Electricity  
**Gas** Pipe Gas  
**Topography** Rolling  
**Drainage** Good  
**Road Class** County  
**Parcel Road Access** Paved

[View Map](#)

## Owner

BERCKMAN RESIDENTIAL PROPERTIES LLC  
 C/O BLANCHARD AND CALHOUN  
 2604 WASHINGTON RD  
 AUGUSTA, GA 30904

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C020 -CGC0 -SF	Square Feet	22,293	0	0	0.51	0

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
LIGHTING-SEC DBL	1990	0x0 / 2	0	\$2,748
ASPHALT 20001-50000	1990	0x0 / 22250	1	\$16,821

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/3/2016	1555 1866	12 221	\$0	Quit Claim Deed	PEP BOYS THE -MANNY, MOE & JACK	BERCKMAN RESIDENTIAL PROPERTIES LLC
11/3/2016	1555 1862	304 294	\$6,850,000	Multi-Properties	PEP BOYS THE-MANNY MOE & JACK	BERCKMAN RESIDENTIAL PROPERTIES LLC
3/3/1989	305 2177		\$75,000	Non-Market	J & L INC J&L INC	PEP BOYS THE-MANNY MOE & JACK .PEP BOYS
3/1/1989	305 2177	1	\$75,000	Fair Market Value	J & L INC	PEP, BOYS THE-MANNY

## Valuation

	2018	2017	2016
Previous Value	\$197,913	\$197,297	\$197,297
Land Value	\$178,344	\$178,344	\$177,728
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$19,569	\$19,569	\$19,569
= Current Value	\$197,913	\$197,913	\$197,297

## Assessment Notices

2907

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Photos, Sketches.

6/6/2018

qPublic.net - Richmond County, GA

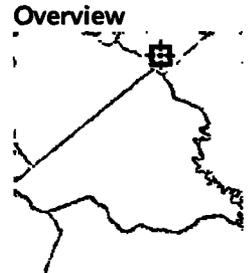
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

108777444001





**Legend**  
 Parcels  
 Roads

1000440001

<b>Parcel ID</b>	0130042000	<b>Owner</b>	BERCKMAN RESIDENTIAL PROPERTIES LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		C/O BLANCHARD AND CALHOUN	11/3/2016	0	A	U
	County		2604 WASHINGTON RD	11/3/2016	\$6850000	T	U
<b>Acres</b>	0.51		AUGUSTA GA 30904				
		<b>Physical Address</b>	2732 WASHINGTON RD				
		<b>Total Value</b>	\$197913				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by





**qPublic.net™** Richmond County, GA

**Summary**

Parcel Number 0120269000  
 Account/Realkey 2291  
 Location Address 2835 WASHINGTON RD  
 Legal Description 2835 WASHINGTON RD  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 1.49  
 Neighborhood 50C010 WASHINGTON RD (50C010)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



[View Map](#)

**Owner**

ORION VENTURE WELLS LLC  
 C/O ORION INVESTMENT & MANAGEMENT LTD  
 200 S BISCAYNE BLVD 6TH FL  
 MIAMI, FL 33131-5310

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010-CGB1-AC	Acres	24,829	0	0	0.57	0
COM	C010-CBRO-SF	Square Feet	40,000	0	0	0.92	0

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/9/2016	1532 312	158 1279	\$2,051,171	Land Market Sale	FIRST STATES INVESTORS 4000B LLC	ORION VENTURE WELLS LLC
4/8/2003	859 880		\$0	Additional Reference - No Transfer or PT	FIRST STATES INVESTORS 4000B LLC	WACHOVIA BANK NATIONAL ASSOCIATION
3/31/2003	850 200		\$0	Quit Claim Deed	NEWCO 1 LLC	FIRST STATES INVESTORS 4000B LLC
3/31/2003	850 196		\$215,000	Partial Interest	CAROLINA-RELCO LIMITED PARTNER	FIRST STATES INVESTORS 4000B LLC
3/31/2003	850 189		\$586,000	Partial Interest	PREFCO FIVE LIMITED PARTNERSHIP	FIRST STATES INVESTORS 4000B LLC
7/10/2000	695 1972		\$0	Affidavit	FIRST UNION NATIONAL BANK	CAROLINA-RELCO LIMITED PARTNERSHIP
7/10/2000	693 974		\$0	Affidavit	FIRST UNION NATIONAL BANK	CAROLINA-RELCO LIMITED PARTNERSHIP
12/21/1999	684 309		\$0	Additional Reference - No Transfer or PT	PREFCO FIVE LIMITED PARTNERSHIP	FIRST UNION CORPORATION
12/20/1999	684 302		\$88,275	Partial Interest	FIRST UNION NATIONAL BANK	CAROLINA-RELCO LIMITED PARTNERSHIP
12/20/1999	684 296		\$0	Bank/Financial Institution	FIRST UNION NATIONAL BANK	PREFCO FIVE LIMITED PARTNERSHIP
11/22/1991	A1 1518		\$0	Non-Market	FIRST UNION NATL BANK CORP RE	FIRST UNION NATL BANK CORP RE
11/30/1986			\$0	DNU Clerk Entry - Not Verified_Retired 4.29.16	GEORGIA RAILROAD BANK & TRUST CO	FIRST UNION NATIONAL BANK
11/18/1982	157 224	153 2085	\$0	Deed of Correction	MAR INC	GEORGIA RAILROAD BANK & TRUST CO
8/18/1982	153 2055	153 2058	\$325,000	Bank/Financial Institution	MAR INC	GEORGIA RAILROAD BANK & TRUST CO

008774440001

**Valuation**

	2018	2017	2016
Previous Value	\$602,750	\$602,750	\$602,750
Land Value	\$602,750	\$602,750	\$602,750
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$602,750	\$602,750	\$602,750

**Assessment Notices**

2291

**Photos**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

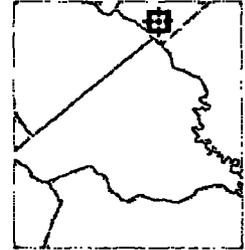
Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

1904447787



Overview



Legend

- Parcels
- Roads

1004447788

<b>Parcel ID</b>	0120269000	<b>Owner</b>	ORION VENTURE WELLS LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		C/O ORION INVESTMENT & MANAGEMENT	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		LTD	5/9/2016	\$2051171	LM	Q
	County		200 S BISCAYNE BLVD 6TH FL	4/8/2003	0	Z	U
<b>Acres</b>	1.49	<b>Physical Address</b>	2835 WASHINGTON RD				
		<b>Total Value</b>	\$602750				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by







# 2013 Richmond County Property Tax Statement

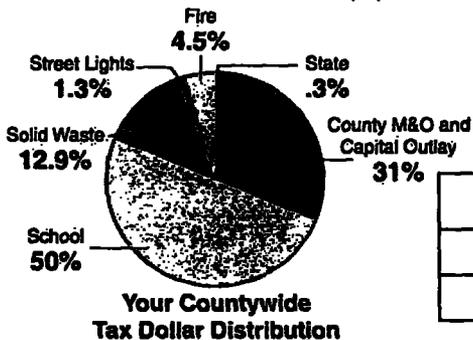
**Steven B. Kendrick**

Richmond County Tax Commissioner  
 535 Telfair St. - Room 100 Augusta, Georgia 30901  
 Phone (706) 821-2391 Fax (706) 821-2419  
 Pay taxes online at [www.arctax.com](http://www.arctax.com)

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
YU EUGENE CHIN	012-0-056-01-0		1082 BERTRAM RD		946269	2		
	BUILDING VALUE	LAND VALUE	ACRES	FAIR MARKET VALUE	DUE DATE	BILLING DATE	DISCOUNT DATE	EXEMPTIONS
	501925	541250	2.76	1043175	11/15/2013	07/10/2013	09/12/2013	
DESCRIPTION			1082 BERTRAM RD					
	Fair Market Value	40% Assessed Value	Less Exemptions	Taxable Value	Millage Rate	Gross Tax	Less Credit	Net Tax
STATE TAX	1043175	417270	0	417270	0.15	62.59	0	62.59
COUNTY CAPITAL OUTLAY	1043175	417270	0	417270	0.781	325.89	0	325.89
COUNTY MAINT & OPERATION	1043175	417270	0	417270	14.025	5852.21	0	3355.68
COUNTY SALES TAX CREDIT	0	0	0	417270	-5.983	0	-2496.53	0
FIRE PROTECTION - COUNTY	1043175	417270	0	417270	2.14	892.96	0	892.96
SCHOOL MAINT & OPERATION	1043175	417270	0	417270	19.982	8337.89	0	8337.89
<b>TOTALS</b>					<b>31.095</b>	<b>15,471.54</b>	<b>-2,496.53</b>	<b>12,975.01</b>

\* This gradual reduction and elimination of the State Property Tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

10826900



Scan This Qr Code With Your Smart Device To Pay Your Tax Online



	2013 Current	Discount Amount	Total 2013 Taxes	Delinquent Amount	Grand Total
Amount Due by/on 09/12/2013	0	0	0	0	0
Amount Due after 09/12/2013 but before 11/15/2013			0	0	0
<b>Current Amount Due</b>					<b>0</b>

# 2013 Richmond County Property Tax Statement

**Steven B. Kendrick**

Richmond County Tax Commissioner  
 535 Telfair St. - Room 100 Augusta, Georgia 30901  
 Phone (706) 821-2391 Fax (706) 821-2419

BILL #	MAP CODE	Amount Paid
946269	012-0-056-01-0	14368.28

YU EUGENE CHIN  
 PO BOX 2000  
 EVANS, GA 30809-2000

Make Check Payable to:  
**Richmond County Tax Commissioner**  
 and include bill number on check.

# Exhibit L

1107744001

**qPublic.net™** Richmond County, GA

**Summary**

Parcel Number 0120018010  
 Account/Realkey 2042  
 Location Address 2901 WASHINGTON RD  
 Legal Description 2901 WASHINGTON RD  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 0.55  
 Neighborhood 50C010 WASHINGTON RD (50C010)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved



View Map

**Owner**

MNG II LP  
 9171 TOWNE CENTRE DR  
 STE 335  
 SAN DIEGO, CA 92122-1238

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010-CBR0-SF	Square Feet	23,958	0	0	0.55	0

**Commercial Improvement Information**

Description Bank Branch  
 Value \$434,674  
 Actual Year Built 1971  
 Effective Year Built 1991  
 Square Feet 3358  
 Wall Height 14  
 Wall Frames Bearing Wall  
 Exterior Wall Brick Veneer  
 Roof Cover Other  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish Carpet  
 Ceiling Finish Acoustical Tile  
 Lighting Standard F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
ASPHALT 1-5000	1971	0x0 / 11250	1	\$8,100

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/10/2015	1512 1212	549 1571	\$1,546,500	Kin Folks/Related Parties	CONVOY CROSSROADS LTD	MNG II LP
4/8/2013	1389 1887	549 1571	\$1,264,197	Multi-Properties	INLAND AMERICAN ST PORTFOLIO II LLC	CONVOY CROSSROADS LTD
12/10/2007	1159 1937	549 1571	\$1,148,912	Bank/Financial Institution	SUNTRUST BANK AUGUSTA NA	INLAND AMERICAN ST PORTFOLIO II LLC
10/1/1998	A1 6952		\$0	Non-Market	TRUST CO BANK OF AUGUSTA	SUNTRUST BANK AUGUSTA NA
2/28/1997	549 1577	1	\$425,000	Bank/Financial Institution	SAUL, THOMAS L	SUNTRUST BANK AUGUS
	192 165		\$0	Non-Market		

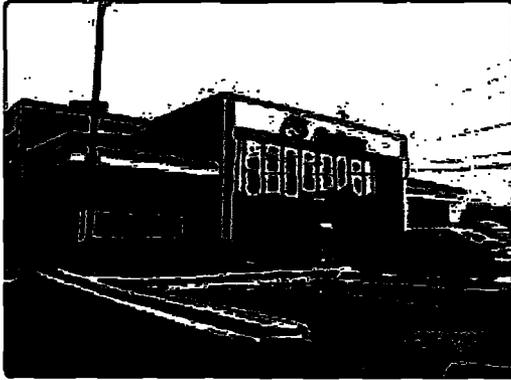
**Valuation**

	2018	2017	2016
Previous Value	\$778,186	\$778,186	\$778,186
Land Value	\$335,412	\$335,412	\$335,412
+ Improvement Value	\$434,674	\$434,674	\$434,674
+ Accessory Value	\$8,100	\$8,100	\$8,100
= Current Value	\$778,186	\$778,186	\$778,186

**Assessment Notices**

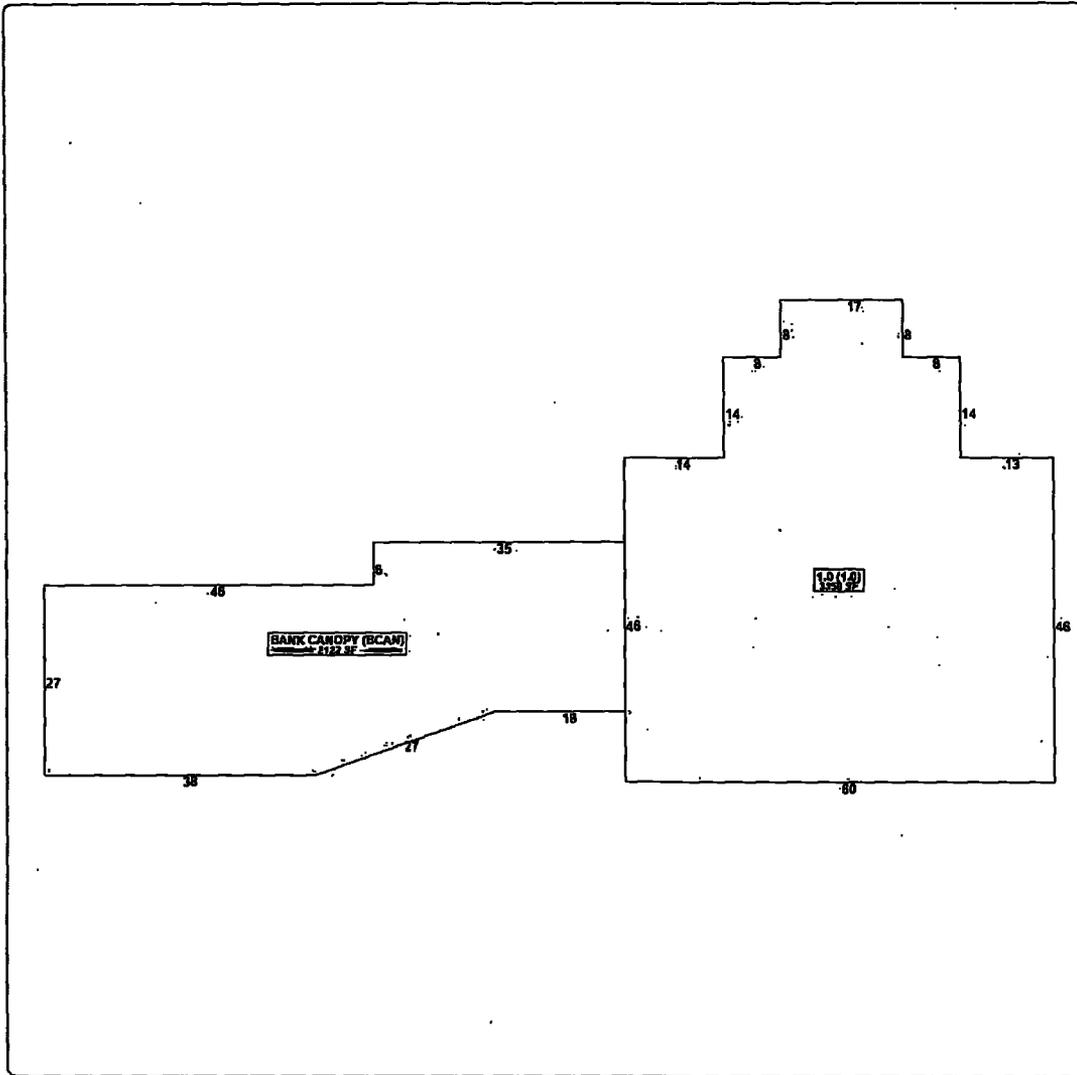
2042

**Photos**



**Sketches**

1004447795



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM



**Summary**

Parcel Number 0120018020  
 Account/Realkey 2043  
 Location Address 2903 WASHINGTON RD  
 Legal Description WASHINGTON RD  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District County (District 02)  
 Millage Rate 32.438  
 Acres 0.37  
 Neighborhood 50C010 WASHINGTON RD (50C010)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Public Sewer  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Rolling  
 Drainage Good  
 Road Class County  
 Parcel Road Access Paved

View Map

**Owner**

MNG II LP  
 9171 TOWNE CENTRE DR  
 STE 335  
 SAN DIEGO, CA 92122-1238

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	C010-CBRO-SF	Square Feet	16,117	0	0	0.37	0

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
ASPHALT 10001-20000	1971	0x0 / 11500	0	\$19,078

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/10/2015	1512 1212		\$1,546,500	Kin Folks/Related Parties	CONVOY CROSSROADS LTD	MNG II LP
4/8/2013	1389 1887		\$1,264,197	Multi-Properties	INLAND AMERICAN ST PORTFOLIO II LLC	CONVOY CROSSROADS LTD
12/10/2007	1159 1937		\$1,148,912	Bank/Financial Institution	SUNTRUST BANK AUGUSTA NA	INLAND AMERICAN ST PORTFOLIO II LLC
10/1/1998	A1 6952		\$0	Non-Market	TRUST CO BANK OF AUGUSTA	SUNTRUST BANK AUGUSTA NA
1/1/1985	196 2062	1	\$120,000	Land Market Sale		
	196 2012		\$0	Non-Market		

**Valuation**

	2018	2017	2016
Previous Value	\$244,716	\$244,716	\$244,716
Land Value	\$225,638	\$225,638	\$225,638
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$19,078	\$19,078	\$19,078
= Current Value	\$244,716	\$244,716	\$244,716

**Assessment Notices**

2043

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Photos, Sketches.

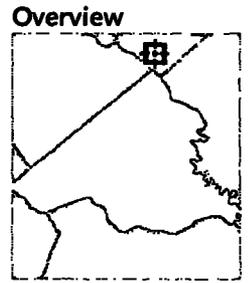
The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

1994447796

190444779



**Legend**  
 Parcels  
 Roads

<b>Parcel ID</b>	0120018010	<b>Owner</b>	MNG II LP	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		9171 TOWNE CENTRE DR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		STE 335	6/10/2015	\$1546500	I	U
	County		SAN DIEGO CA 921221238	4/8/2013	\$1264197	T	U
<b>Acres</b>	0.55	<b>Physical Address</b>	2901 WASHINGTON RD				
		<b>Total Value</b>	\$778186				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by





**Legend**  
 Parcels  
 Roads

1004477798

<b>Parcel ID</b>	0120018020	<b>Owner</b>	MNG II LP	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		9171 TOWNE CENTRE DR	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	County		STE 335	6/10/2015	\$1546500	I	U
	County		SAN DIEGO CA 921221238	4/8/2013	\$1264197	T	U
<b>Acres</b>	0.37	<b>Physical Address</b>	2903 WASHINGTON RD				
		<b>Total Value</b>	\$244716				

(Note: Not to be used on legal documents)

Date created: 6/6/2018  
 Last Data Uploaded: 6/6/2018 4:27:25 AM

Developed by







**Valuation**

	2018	2017	2016
Previous Value	\$1,312,051	\$1,312,051	\$1,180,000
Land Value	\$208,750	\$208,750	\$208,750
+ Improvement Value	\$1,072,502	\$1,072,502	\$1,072,502
+ Accessory Value	\$30,799	\$30,799	\$30,799
= Current Value	\$1,312,051	\$1,312,051	\$1,312,051

**Assessment Notices**

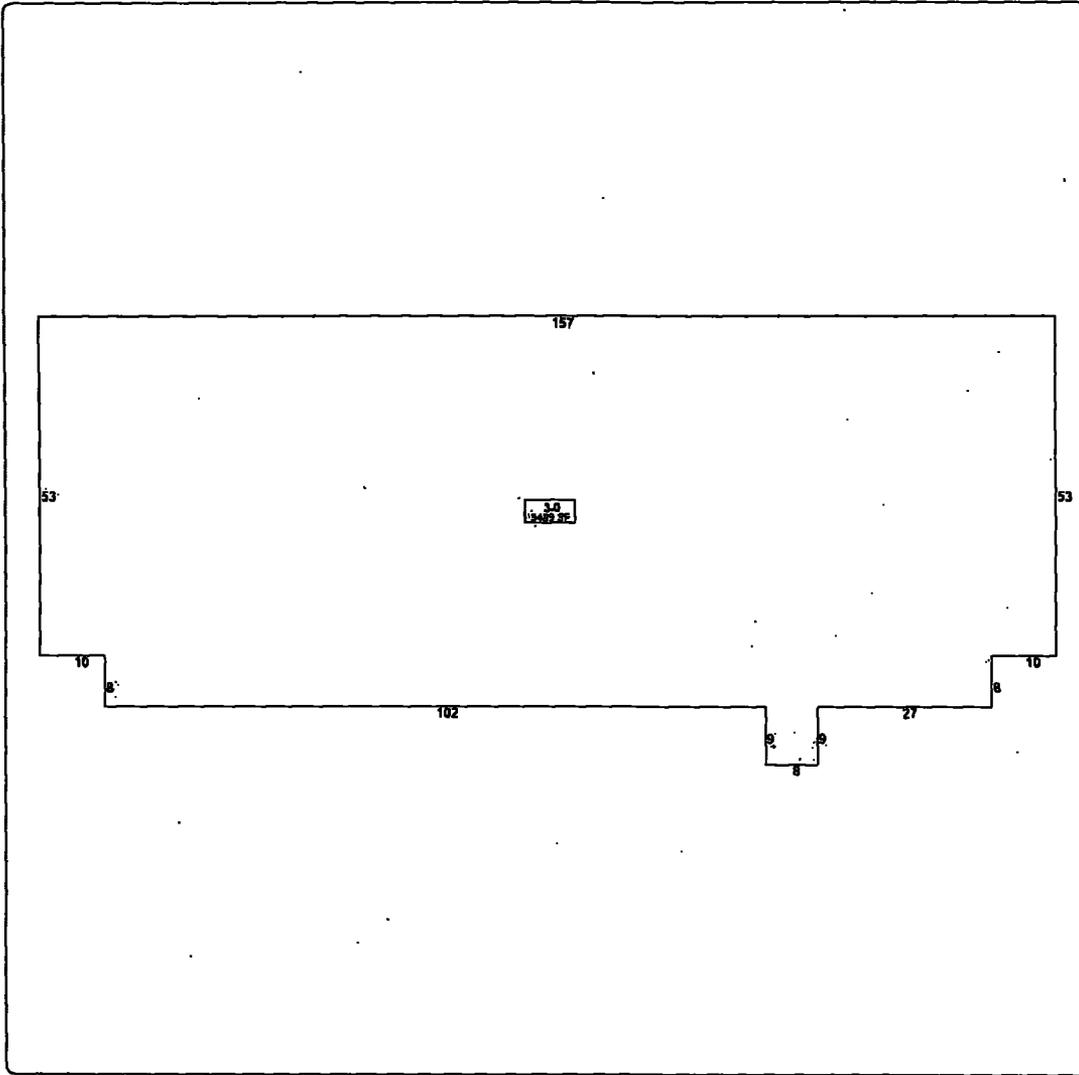
1250

**Photos**



**Sketches**

19044477801



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

Developed by

Last Data Upload: 6/6/2018, 4:27:25 AM

